







15 The Street I Honingham I Norwich I NR9 5BL

Offers In Excess Of £350,000

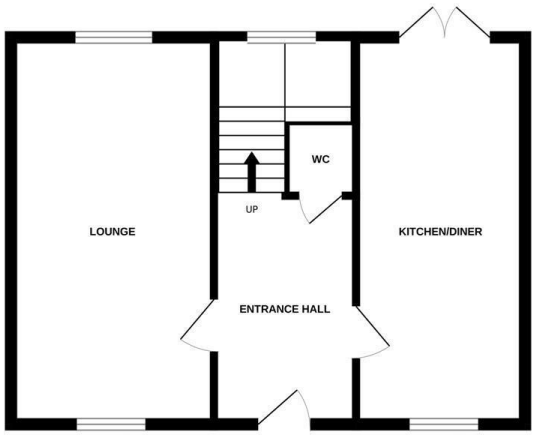
RARELY AVAILABLE COTTAGE WITH ITS OWN STREAM RUNNING ALONGSIDE THE PROPERTY Gilson Bailey are delighted to offer this enchanting three-bedroom detached cottage, idyllically positioned in the peaceful village of Honingham and boasting its own gently flowing stream, creating a truly picturesque and tranquil setting. This charming home features a welcoming entrance hall, lounge, a spacious kitchen/diner ideal for both everyday living and entertaining, and a convenient ground floor WC, while the first floor offers three well-proportioned bedrooms, a family bathroom, and an additional WC off the landing. Externally, the property continues to impress with a generous driveway providing ample off-road parking, leading to a detached double garage, alongside a beautifully sized rear garden where the delightful brook runs along the boundary, enhancing the sense of rural escape. Further benefits include double glazing, oil heating, and the advantage of no onward chain, making this a rare and highly desirable opportunity for buyers seeking charm, space, and countryside serenity.

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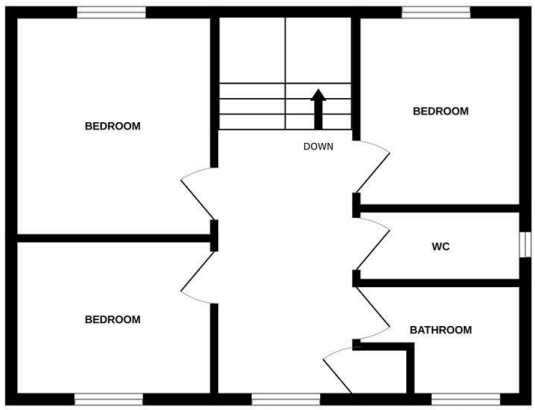
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location
The quiet village of Honingham is nestled next to the A47 and centrally located between Norwich and Dereham, and only 7 miles to the north of Wymondham. The popular village is home to the famed Buck public house and hotel, and an active village hall and church. The village is also served by frequent bus services which provide access to the surrounding villages of Mattishall and Barford, both of which have excellent primary schooling. Nearby to Honingham, you will find Barnham Broom Golf and Country Hotel which offers restaurant and bar facilities as well as two challenging golf courses and leisure and gym facilities. You are also close-by to the Longwater Retail Park (with Sainsbury's superstore), University of East Anglia, Norfolk & Norwich University Hospital and ease of access onto the A11 to Cambridge and London.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 18'6" x 9'8"
Two double glazed windows, radiator.

Kitchen/Diner 18'6" x 8'1"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, patio doors, radiator.

WC
Low level WC.

First Floor Landing
Doors to three bedrooms, bathroom and WC.

Bedroom One 10'10" x 9'8"
Double glazed window, radiator.

Bedroom Two 9'5" x 8'3"
Double glazed window, radiator.

Bedroom Three 9'8" x 7'3"
Double glazed window, radiator.

Bathroom 8'2" x 5'6"
Panelled bath with shower over, hand wash basin, radiator, frosted double glazed window.

WC
Low level WC, frosted double glazed window.

Outside Front
Lawned garden and large driveway leading to a detached double garage.

Outside Rear
Patio seating area, lawned garden, flowing stream to the side of the property.

Local Authority
Broadland District Council, Tax Band C.

Tenure
Freehold

Utilities
Fibre to the cabinet.
Mains water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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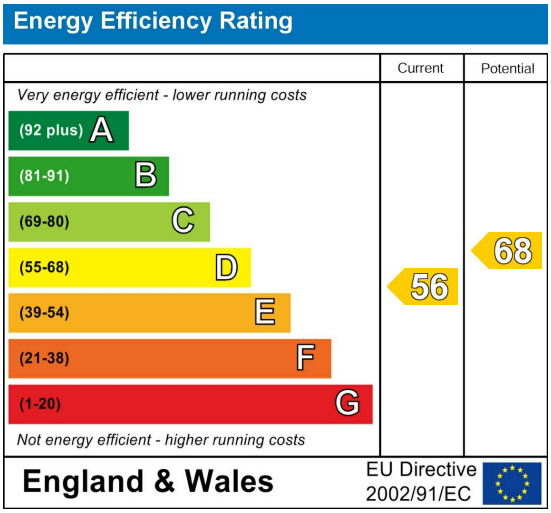












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.